



**Land Use and Long  
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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**OCTOBER 4, 2012**

**Attendees**

Gary Gunderman, Planning Manager; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Jeff Tyler, Director of Building Standards; Colleen Gilger, Economic Development Manager; Jennifer Rauch, Planner II; Laura Ball, Landscape Architect; Fred Hahn, Director of Parks and Open Space; Ray Harpham, Commercial Plans Examiner and Ebony Mills, Office Assistant II.

Gary Gunderman called the meeting to order. He introduced the first case on the scheduled agenda.

**Introductions**

**1. 12-071MPR – BSC Sawmill Center Neighborhood District – Byers Auto Group – Service Structure Screen – 6801 Village Parkway**

Gary Gunderman asked Jennifer Rauch to present this application on behalf of the case manager, Rachel Ray, who was unable to attend this afternoon's Administrative Review Team (ART) meeting.

Jennifer Rauch said this is a request to install a 1,000 gallon oil storage tank and an associated cedar screening wall for an existing vehicle sales and service facility located at 6801 Village Parkway in the BSC Sawmill Center Neighborhood District between Tuller Road and Cooperstone Drive. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). Ms. Rauch confirmed the ART members received plans and a decision regarding the request will be required at the next ART meeting.

Gary Gunderman asked if there were any questions for Ms. Rauch. [There were none.]

**Determinations**

**2. 12-067MPR– BSC Commercial District – Shoppes at River Ridge – Bruegger's Bagels Signs – 4425 West Dublin-Granville Road**

Gary Gunderman asked Jennifer Rauch to present this application on behalf of the case manager, Rachel Ray, who was unable to attend this afternoon's Administrative Review Team (ART) meeting.

Jennifer Rauch said this is a request to install two new signs, including a 27-square-foot internally illuminated wall sign and a 6-square-foot projecting sign, in accordance with Zoning Code Section 153.065(H) for an eating and drinking facility in the Shoppes at River Ridge shopping center. She said the application meets the sign requirements for the Bridge Street Corridor and approval is recommended.

Gary Gunderman asked if there were any questions for Ms. Rauch. [There were none.]

Mr. Gunderman confirmed the Administrative Review Team members had no further comments or questions regarding this proposal, and stated this Minor Project Review application had been approved as submitted.

**3. 12-069MPR – BSC Commercial District – Bridge Pointe Shopping Center – Architectural Modifications – 6400 – 6550 Riverside Drive**

Jennifer Rauch said this is a request for architectural modifications to an existing shopping center, including façade modifications and modified building materials and color palette. Ms. Rauch said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G).

Ms. Rauch explained the applicant had previously received approval from the Planning and Zoning Commission (PZC) for site and architectural modifications to the existing shopping center. She presented slides of the proposed architectural and building material modifications. She said the existing buildings include a building canopy located on the north end of the site connecting the northern and westernmost buildings, which the applicant is proposing to remove. Ms. Rauch said the applicant is also proposing to replace the previously approved EIFS-formed brick with thin brick, use a new brick color rather than trying to match the existing brick, and paint the existing brick that will remain. She stated the applicant is not required to meet the requirements within the Bridge Street Corridor Code, because they are modifying an Existing Structure. She said they were coming closer to conformance with the requirements with the proposed modifications. Ms. Rauch also highlighted a condition identified by Planning and Engineering regarding the location of the proposed sidewalk connection at the intersection of Riverside Drive and West Dublin-Granville Road.

Ms. Rauch said approval is recommended with the following two conditions:

1. The applicant remove the wall sign panels shown on the proposed elevations prior to submitting for building permitting until approval of a Master Sign Plan is obtained; and
2. The applicant either eliminate the northern portion of sidewalk in lieu of a more direct path generally located to the south of the existing ground sign, or add this path connection to the site plan.

Ms. Rauch asked the applicant and ART members if there were any questions or concerns regarding the application.

Barb Cox asked the applicant to ensure the information provided on the previously approved building permit set be included on the revised permit set.

Mike Devolder, Equity, the applicant, said there are two guy wires holding up traffic signals in the location of the requested sidewalk. He said the final sidewalk may need to be moved to avoid the wires. Ms. Cox said the sidewalk must connect with the existing handicap ramp.

Ms. Rauch said a condition could be added for the applicant to work with Engineering on the final location of the sidewalk. Ms. Cox agreed the addition of the condition would be appropriate.

Mr. Gunderman asked the applicant agreed to the new condition. Mr. Devolder said yes.

Mr. Gunderman confirmed the Administrative Review Team members had no further comments on this application and stated this request for Minor Project Review had been approved with three conditions:

1. The applicant remove the wall sign panels shown on the proposed elevations prior to submitting for building permitting until approval of a Master Sign Plan is obtained; and
2. The applicant either eliminate the northern portion of sidewalk in lieu of a more direct path generally located to the south of the existing ground sign, or add this path connection to the site plan; and
3. The applicant work with Engineering to determine the final location of the proposed sidewalk connection.

### **Administrative**

Mr. Gunderman said there were no known upcoming applications.

Mr. Gunderman asked if there were any changes to the September 27, 2012 meeting minutes. Laura Ball said she sent her amendments to Ebony Mills directly.

Mr. Gunderman accepted the minutes into record as amended. He confirmed there were no further items of discussion and adjourned the meeting.